

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 14th day of July 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:30 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	67	49
Dean Bedwell	Y	134	127
Howard Smith	Y	172	152
Mike Good, Vice-Chairman	N	49	36
Anthony Ledwig	Y	49	43
Mark Rowh	Y	3	2
Rob Parker	N	3	2

PLANNING DEPARTMENT STAFF: Kathleen Collins, Comprehensive Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the June 23, 2014 meeting

A motion to approve the minutes of the June 23, 2014 meeting was made by Commissioner Ledwig, seconded by Commissioner Bedwell, and carried 3:0:2, with Commissioner Smith and Commissioner Rowh abstaining.

ITEM 2: Z-14-11 Rezoning of Lot 3, Block 3, Amended South Side Acres Unit No. 12, in Section 230, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys , and public ways to change from Office District 2 with Specific Use Permit 175 to Office District 2 with an Amended Specific Use Permit for operation of a sports club (baseball instruction facility)(Vicinity: SW 58th Ave. and Ray St.).
APPLICANT: Shirley Wright

Mr. Shaw stated the applicant’s original request was approved in April of 2014, and located immediately to the west of the proposed site. The improvements to Ray St. proved cost prohibitive for development and the applicant is proposing relocating the baseball instruction facility eastward from the original site. The applicant has submitted identical development standards from the previously approved zoning earlier this year. Mr. Shaw advised staff’s opinion is the applicant’s request has similar characteristics to uses allowed in Office District 2 and foresees no detrimental impacts on existing or proposed land uses in the area. Mr. Shaw commented staff is the opinion the request is appropriate and recommends approval as submitted.

A motion to approve Z-14-11 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 3: Z-14-12 Rezoning of Lot 13, Block 15, Eastridge Subdivision Unit No. 15, in Section 104, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 2 to Residential District 2 with a Specific Use Permit 176 for the placement of a carport within the front yard setback. (Vicinity: NE 12th Ave. and Iris St.)
APPLICANT: Herman Weeden

Mr. Shaw stated upon conversations with the applicant, staff has realized the request is based upon an ADA related access condition. The City of Amarillo's zoning ordinance gives the Planning Department the authority to waive the front yard setback requirements in an ADA case. Upon further review, staff's opinion is this request is exempt as an ADA property, and therefore the request is being withdrawn by the applicant.

ITEM 4: M-14-02 Street name change request to change Les' Street to Kingsridge Place, in Section 10, Block 9, BS&F Survey, Potter County, Texas. (Gem Lake Rd. and Mark Davis Dr.)
APPLICANT: Roger Hunter

Mr. Shaw stated the applicant currently owns all but one of the lots adjacent to the street considered for a name change. The other property owner has conveyed their acceptance with the proposed name change. City departments and local utility companies have reviewed the proposed street name change and offer no objections. Mr. Shaw commented staff's opinion is the applicant's request is appropriate and recommends approval as submitted.

A motion to approve M-14-02 was made by Commissioner Bedwell, seconded by Commissioner Rowh and carried unanimously.

ITEM 5: DEM-14-02 Demolition of existing structures located at 1601 and 1603 S. Jackson St., 201 and 420 S.W. 16th Ave., and 1604 S Tyler St. all in Section 170, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 16th Ave. and S Tyler St.)
Applicant: Richard Ford

Chairman Craig stated the applicant has requested the item be tabled until the July 28, 2014, Planning and Zoning Commission meeting.

ITEM 6: P-14-45 River Falls Unit No. 42, a 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extraterritorial Jurisdiction, lying in Sections 83 and 114, Block 2, AB&M Survey, Randall County, Texas. (77.43 acres)(Vicinity: John's Way Blvd. & Montana Way)
DEVELOPER(S): Tully Currie
SURVEYOR: Dwayne Gresham

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-45 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 7: P-14-46 Hillside Terrace Estates Unit No. 23, an addition to the City of Amarillo, being a replat of Lot 27, Block 6, Hillside Terrace Estates Unit No. 10, and an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (2.93 acres)(Vicinity: Hillside Rd & Nancy Ellen St)
DEVELOPER(S): Perry Williams
SURVEYOR: H.O. Hartfield

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-46 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 8: P-14-47 Westover Park Unit No. 25, an addition to the City of Amarillo, being a replat of a portion of Lot 55A, Block 6, Westover Park Unit No. 24, and an unplatted tract of land, in Section 31, Block 9, BS&F Survey, Randall County, Texas. (4.92 acres)(Vicinity: Coulter St. & Arden Rd.)
DEVELOPER(S): Brian Hooper
SURVEYOR: Dwayne Gresham

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-47 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried 4:0:1 with Commissioner Craig abstaining.

ITEM 9: P-14-48 Tull Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land out of Section 91, Block 2, AB&M Survey, Potter County, Texas. (4.25 acres)(Vicinity: Big Texan Rd. & Interstate Highway 40)
DEVELOPER(S): Tom Wilbert
SURVEYOR: Robert Keys

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-48 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 10: P-14-49 Freeman Subdivision Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 74, Block 2, AB&M Survey, Potter County, Texas. (1.78 acres)(Vicinity: I-40 E & Lakeside Dr.)
DEVELOPER(S): Michael Dudding & Christopher Britten
SURVEYOR: Robert Keys

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-49 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 11: P-14-50 McKinstry, Gilvin & Williams Subdivision Unit No. 8, an addition to the City of Amarillo, being a replat of a portion of Tract 2, Tract 3, Tract 18, all of Tract 17, McKinstry, Gilvin & Williams Subdivision, and all of Lot 1B, Block 1, McKinstry, Gilvin & Williams Subdivision Unit No. 4, Section 124, Block 2, AB&M Survey, Potter County, Texas. (14.41 acres)(Vicinity: E Amarillo Blvd. & Sanborn St.)
DEVELOPER(S): Guion Hobbs
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-50 was made by Commissioner Smith, seconded by Commissioner Rowh and carried unanimously.

ITEM 12: P-14-51 The Colonies Unit No. 58, an addition to the City of Amarillo, being a replat of all of Lot 3 and a portion of Lot 4, Block 11, The Colonies Unit No. 24, in Section 40, Block 9, BS&F Survey, Randall County, Texas. (0.90 acres)(Vicinity: SW 45th Ave. & First United Bank Pkwy.)
DEVELOPER(S): James Fitch
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-51 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 13: P-14-52 Alta Vista Estates Unit No. 3, a suburban subdivision to the City of Amarillo, being a replat of Lots 14 and 15, Block 3 and Lots 20 and 21, Block 5, Alta Vista Estates Unit No. 2, in Section 112, Block 9, BS&F Survey, Potter County, Texas. (4.06 acres) (Vicinity: Vista Dr. & Dowell Rd.)
DEVELOPER(S): Sam Coury
SURVEYOR: H.O. Hartfield

A motion to approve P-14-52 was made by Commissioner Ledwig, seconded by Commissioner Rowh and carried unanimously.

CARRY OVERS:

ITEM 14: P-14-43 Lawrence Place Unit No. 33.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 15-23: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-32 University Heights Unit No. 7, P-13-72 Park Hills Unit No. 2.

No action was taken on these plats.

ITEM 24: P-13-76 San Jacinto Heights Addition Unit No. 7, an addition to the City of Amarillo, being a replat of a portion of Lot 3, all of Lots 4, 5, and 6, plus a portion of a 20' wide alley, all situated in Block 39, San Jacinto Heights Addition, in Section 225, Block 2, AB&M Survey, Potter County, Texas. (0.66 acres)(Vicinity: SW 6th Ave. & Mississippi St.)
DEVELOPER(S): Mark McKnight
SURVEYOR: Daryl Furman

Chairman Craig stated this plat was withdrawn by the surveyor on July 1, 2014.

ITEMS 25-42: P-13-78 Heritage Hills Unit No. 2, P-14-05 Glidden and Sanborn Addition Unit No. 9, P-14-12 Lonesome Dove Estates Unit No. 6, P-14-14 Hillside Terrace Estates Unit No. 22, P-14-15 Lawndale Addition Unit No. 9, P-14-22 South Haven Addition Unit No. 4, P-14-23 Meadow Addition Unit No. 18, P-14-25 Arrowhead Addition Unit No. 8, P-14-26 K & S Acres Unit No. 4, P-14-27 Quail Creek Addition Unit No. 32, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-29 Keri Ridge Unit No. 4, P-14-33 Canode-Com Park Unit No. 42, P-14-34 Glenwood Addition Unit No. 13, P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-36 Valley View South Unit No. 3, P-14-38 Westgate Village Addition Unit No. 3, P-14-41 Skyline Terrace Unit No. 12.

No action was taken on these plats.

ITEM 43: P-14-42 The Colonies Unit No. 57, an addition to the City of Amarillo, being an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (1.84 acres)(Vicinity: Foxcroft Dr. and Coulter St.)
DEVELOPER(S): Paul Fields
SURVEYOR: Richard Johnson

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on July 14, 2014.

ITEM 44: Presentation and discussion of proposed Landscape Ordinance revisions.

Mr. Shaw provided the Commissioners a brief overview of the proposed Landscape Ordinance revisions. The primary purposes of the current ordinance are to reduce water runoff, minimize excessive heat islands, and promote and enhance the community's character. Reasons to change the current Landscape regulations include the increasing importance of water conservation, alternative ways to calculate landscaping requirements, and decrease heat and water runoff from impervious surfaces. Mr. Shaw commented the key points City staff want to make clear are the proposed amendments are better linked to the landscape ordinance's overall purpose, provides flexibility to the citizens, and incorporates and encourages water conservation.

Mr. Shaw stated the current standards require non-residential developments to install 100% living groundcover at a rate equal to 5% of the off street parking provided, and 1 tree for every 5,000 square feet of developed lot area. Proposed requirements for non-residential developments include groundcover at a rate equal to 10% of total building footprint. The required groundcover may consist of 50% non-living material thus encouraging water conservation and flexibility for business owners. The street tree requirement would require 1 tree for every 40 linear feet of street frontage, and the parking lot tree requirement would include 1 tree for every 20 parking spaces provided.

Mr. Shaw stated that for the water conservation component, a point system has been created to encourage drought tolerant plants. Every landscaping plan must meet a minimum of 20 points before plan approval. Several examples were provided whereby points could be achieved. Mr. Shaw mentioned the question was raised if the new requirements would impact existing businesses. The answer is no, as the proposed ordinance is not retro-active and the requirements would commence for new development from the date the ordinance goes into effect. However, landscaping "triggers" would occur when an existing building footprint expands by 35% or more and adds at least 3,000 sq. ft to the structure, or an expansion of existing parking lot area by 35% or more.

Commissioner Ledwig asked who would be the enforcement agency and if penalties would incur. Mr. Shaw stated the Building Safety Department would be the enforcing agency, and penalties for violations could run up to \$500 per day of violation. Commissioner Rowh asked if any consideration had been given to leaving out grass completely, making the ordinance all non-living groundcover. Mr. Shaw commented discussions were held concerning this matter, and with our climate and rainfall, staff felt the right type of plants provide an aesthetic component that living groundcover provides. Other benefits to living groundcover include increased oxygenation and reduced storm water run-off provided by the plant's root system. Mr. Shaw asked if the

Commissioners would feel comfortable having the Landscape Ordinance as an action item on the next Planning and Zoning Commission meeting. The Commissioners advised they were comfortable with that idea.

ITEM 45: Presentation and discussion of goals related to City of Amarillo bicycle and pedestrian facilities.

Mr. Shaw presented a power point presentation of the City's Bicycle and Pedestrian Facilities. City staff from the Traffic Engineering, Parks and Recreation, and Planning departments are working together to implement strategies for the pedestrian and bicycle safety improvements. The Traffic Engineering department provides support in this area thru design, placement and operation of safe crosswalks, signalization of intersections, and the striping network throughout the city. The Parks and Recreation department has created a Hike & Bike Master Plan establishing a system of multi-use routes throughout the city. The Plan has identified a set of strategies pertaining to design standards, safety standards, educational and law enforcement programs, funding alternatives, and maintenance standards. The Planning department oversees and coordinates the implementation of the Comprehensive Plan. Chapter 4 - Mobility, of the Comprehensive Plan, addresses pedestrian and bicycle safety improvements, whereby focusing on non-vehicular circulation and safety in both older and newly developing areas of the city is discussed.

Mr. Shaw advised each of these departments and associated Boards and Commissions will be identifying and prioritizing items related to improving pedestrian and bicycle safety. The group as a whole will begin work on a larger project, such as the Rock Island Rails to Trails, for possible expansion perhaps to the downtown area and medical complex while encouraging the commuting aspect.

Mr. Shaw mentioned city staff will be creating a subcommittee to act as an advisory group in assisting with the implementation of these projects. Mr. Shaw asked if two of the Planning and Zoning Commissioners would be willing to participate in this endeavor, and opened the meeting for questions and comments. Commissioner Rowh asked for a copy of the City's Hike & Bike Master Plan map outlining bicycle lanes and routes. Commissioner Ledwig asked if the width of the street determines which areas of town are suitable for bicycle lanes. Mr. Shaw advised the width and design of the street does determine which streets are appropriate for bicycle lanes. The City currently has a street width requirement being 37' which safely accommodates bicycle lanes. Commissioner Bedwell asked if residents with bicycle lanes in their neighborhood have provided any comments or feedback. Mr. Shaw stated he has not been directly involved in that piece of the project and has not received any feedback. Mr. Shaw informed the Commissioners additional information would be presented in future meetings. At this time, Commissioner Craig stated he would be interested in serving on the subcommittee.

ITEM 46: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 47: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:05 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission